

20210121000034700

01/21/2021 04:08:51 PM

DEEDS 1/3

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:

KSJC 225 LLC
411 Sterling Park Circle
Albaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED (\$500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Ross Investments, L.L.C.**, an Alabama Limited Liability Company, and **KSB Enterprises LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **KSJC 225 LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), together with every contingent remainder and right of reversion, an undivided one half interest in and to the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 13, as shown on the Survey of Kent Farms Commercial Complex, as recorded in Map Book 40, Page 56, in the Probate Office of Shelby County, Alabama.

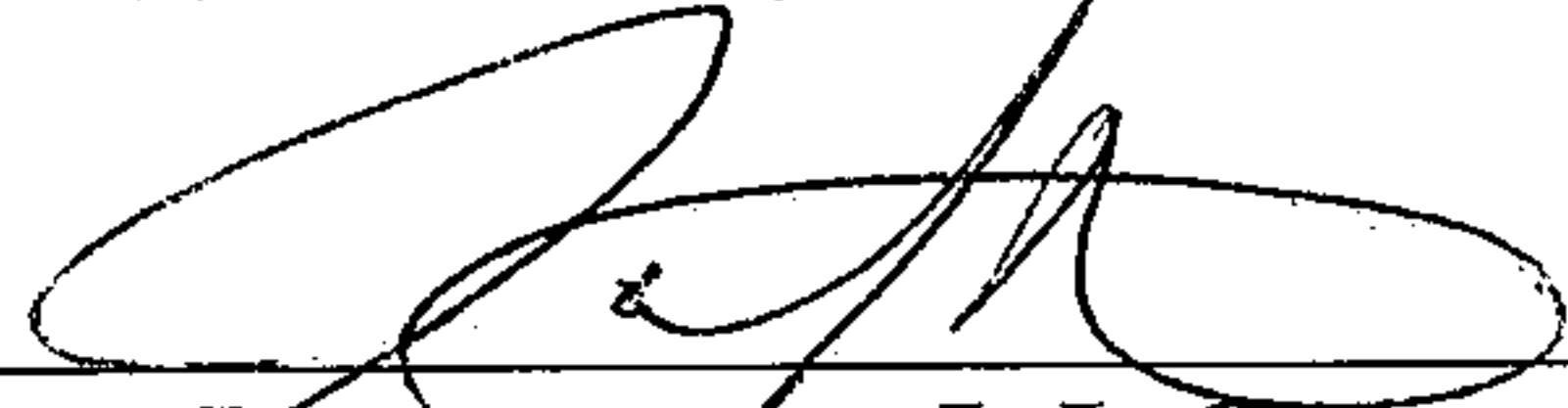
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

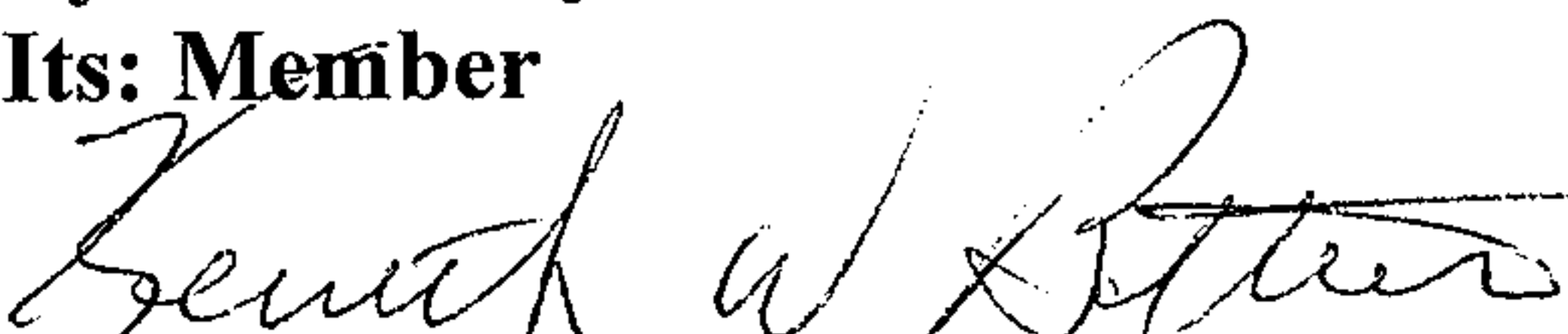
AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR. NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 18 day of January, 2021.



Ross Investments, L.L.C.
By: John Mayhall
Its: Member



KSB Enterprises LLC
By: Ken Bettini
Its: Member

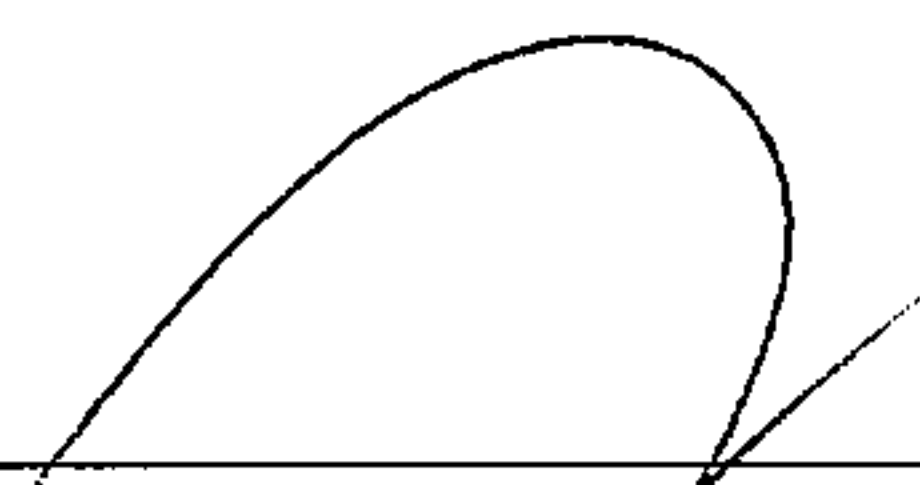
STATE OF ALABAMA
SHELBY COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John Mayhall whose name as Member of **Ross Investments, L.L.C.**, an Alabama Limited Liability Company, and Ken Bettini whose name as member of **KSB Enterprises LLC**, is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she/they, as such member(s) and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18 day of January, 2021.



Notary Public
My Commission Expires: 1/6/25

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Ross Investments, L.L.C.
Mailing Address KSB Enterprises LLC
411 Sterling Park Circle
Alabaster, AL 35007

Grantee's Name KSJC 225 LLC
Mailing Address 411 Sterling Park Circle
Alabaster, AL 35007

Property Address 225 Kentstone BLVD
Alabaster, AL 35007

Date of Sale 01/18/2021
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 184,640.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor's Value
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 01/18/2021

Print Justin Smitherman

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/21/2021 04:08:51 PM
\$213.00 CHERRY
20210121000034700

Allen S. Byrd

Form RT-1